

CITY OF HAYWARD

AGENDA REPORT

Planning Commission
Meeting Date 03/11/99
Agenda Item 1

TO: PLANNING COMMISSION

FROM: Development Review Services Administrator

SUBJECT: USE PERMIT NO. 98-160-15 AND VARIANCE APPLICATION 98-180-05 - BOYS AND GIRLS CLUB OF HAYWARD, INC. (APPLICANT/OWNER) - Request to construct a 19,662 square-foot social, recreational and instructional facility, a variance to allow 42 percent of the site to be covered (where 40 percent maximum coverage is permitted) and to locate parking between the building and the street (behind the primary structure encouraged).

The project location is 28200 Ruus Road, east side, in an RS (Single-Family Residential) District.

RECOMMENDATION:

It is recommended that the Planning Commission approve the project, the variance, and the parking location exception, subject to the attached findings and conditions of approval.

DISCUSSION:

At its January 28, 1999, meeting the Planning Commission continued the hearing of this item in order to allow time for additional project review and development. Since that time the developer and staff have been working toward a solution that meets both the needs of the Boys and Girls Club and the City's development standards.

During the Planning Commission's initial review of the project, staff had recommended approval of the project and denial of the variance to reduce the front yard setback to less than the required 20 feet. Staff had also recommended enhancing the appearance of the south side of the structure (facing future housing) by (1) relocating mechanical room doors from outside the building to within, (2) by reducing the amount of hardscape, including driveways, between the future extension of Panjon Street and the building, and (3) by increasing the amount of landscaping between the building and the future street. Staff also suggested eliminating the circular drop-off area and redesigning the parking area in order to increase the number of parking stalls from ten to approximately thirteen.

- Parking and Vehicular Circulation

In subsequent meetings with staff, representatives of the Boys and Girls Club stressed the importance of the circular drop-off area, explaining that many of the children would be dropped off for events at the facility and that this area should not be eliminated to provide additional parking. The plan was revised so as to retain the circular drop-off area, increase the number of parking stalls from 10 to 12, to provide a front yard setback of 20 feet, and to arrange for a second egress from the parking lot onto the future extension of Panjon Street. Although the proposed driveway to Panjon Street is relatively close to the intersection, it meets with the approval of the City's Transportation/Development Section because it is for egress only and the new Panjon Street is not expected to be heavily traveled.

- Northerly Side of the Building

Plans presented to the Planning Commission for the northerly side of the building showed a 5-foot-wide walkway adjacent to the building and vine pockets every 7 feet along a chain-link fence. Plans have subsequently been revised to enhance the northerly elevation. Revised plans for the northerly side of the building show pavement to within 2 feet of the side property line, vine pockets spaced 5 feet apart, and trees in 5-foot-square wells, spaced 20 feet on center, along the northern property line

- South Side of the Building

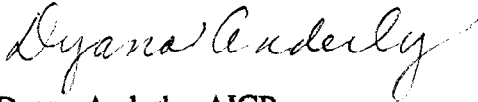
The plans reviewed by the Planning Commission at its January 28 meeting depicted an abundance of hardscape between the south side of the building and the future extension of Panjon Street. This hardscape was intended to accommodate trucks dropping off equipment to the facility as well as maneuvering areas for large trash receptacles, such as dumpsters. Doors to mechanical rooms, in staff's opinion, also detracted from an attractive streetscape.

Recognizing the need for an area where equipment could be easily transported into the facility, plans now show that the street curb opposite the southerly kitchen and gym access doors will be painted yellow to create a loading zone. This will obviate the need to provide a parking/loading area and within the side yard adjacent to the future extension of Panjon Street and driveways along that area. The applicant is proposing a walkway along the south side of the building that is 5 feet wide for a distance of 20 feet which increases to 8 feet for a distance of 130 feet. The walkway will ensure adequate accommodation for pedestrians who wish to walk from the front of the building to the back without using the future City sidewalk along Panjon Street or going through the building. The remaining area between the building and the future street will be landscaped. Although the mechanical room doors are still shown on the exterior of the building, the additional landscape areas will both serve to screen the doors and increase the aesthetic value of the project.

Conclusion

The revised project, as conditioned, could provide an important amenity to Hayward youth while occurring in harmony with the surrounding neighborhood and being consistent with the City's Design Guidelines. Conditions reflect standard City requirements. Those applicable to the project are Conditions 4, 5(a), 5(b), 6(c), 6(e), 6(f), 6(I), 17, and 18.

Prepared by:



Dyana Anderly, AICP
Development Review Services Administrator

Attachments:

Revised Conditions of Approval
Findings for Approval
Staff Report and Minutes of January 28, 1999, Planning Commission Meeting
(Plans to be Forwarded Under Separate Cover)

**FINDINGS FOR APPROVAL
Use Permit Application No. 98-160-15
Boys and Girls Club of Hayward, Inc.
28200 Ruus Road**

Based on the staff report and the public hearing record:

1. That the Planning Commission find that the Negative Declaration is complete and final in accordance with the California Environmental Quality Act Guidelines and reflects the independent judgment of the Planning Commission based on the fact that the project could not have a significant environmental impact subject to the mitigation measures.
2. The Boys and Girls Club of Hayward, Inc. project, as conditioned, will not impair the character and integrity of the Residential (RS) zoning district in that it encourages a suitable environment for family life where children are members of many families, and the surrounding area, as the use is complementary to surrounding single- and multi-family, and recreational land uses.
3. The project, as conditioned, will not be detrimental to the public health, safety, or general welfare as evidenced by the fact that it would interface with the existing Eden Youth Center and Tennyson Park, located adjacent to the site, and that this project will include conditions of approval which will regulate the operational aspects of the facility.
4. The project, as conditioned, will be in harmony with applicable City policies, including the Hayward Design Guidelines and the design and performance standards for social/recreational/instructional establishments.
5. The project, as conditioned, is consistent with the Tennyson-Alquire Neighborhood Plan in that it provides a recreational amenity available to the community.

CONDITIONS OF APPROVAL

Revised as of March 4, 1999

Use Permit and Variance Application No. 98-160-15

Boys and Girls Club of Hayward, Inc.

28200 Ruus Road

1. This Use Permit Application No. 98-160-15, to construct a new 19,662-square foot social, recreational and instructional facility containing a gymnasium, activities center, kitchen, library, computer lab, craft shop, meeting rooms and offices at 28200 Ruus Road, shall be constructed and operated in accordance with these conditions and plans approved by the Planning Commission on March 11, 1999, labeled Exhibit C as amended by these conditions of approval.
2. This approval is void one year after the effective date of approval unless a building permit has been accepted as complete by the City Building Official. Any modification to the approved plans shall require review and approval by the Planning Director.
3. Before authorization for gas or electric service and occupancy, all pertinent conditions of approval and all improvements shall be completed in accordance with Exhibit A, as amended by staff, and to the satisfaction of the Planning Director.
4. Before authorization for gas or electric service and occupancy, an agreement between the applicant and the Eden Youth Center (EYC) and City of Hayward (as property owners) shall be reached and documented in writing, allowing use of the EYC parking lot for overflow parking needs. No events shall be scheduled at the Boy's and Girl's Club that would result in overflow parking unless arrangements are made in advance to use EYC/City property for overflow parking on that site. If the EYC property is not available for parking and no other adequate arrangements can be made for overflow parking at another nearby facility, no special activities shall be scheduled.
5. Before issuance of a building permit, the applicant shall submit a revised site plan and building elevations to the Planning Director for review and approval. Plans shall be prepared and stamped by licensed professionals in their respective fields, e.g., civil engineer, architect, and landscape architect. Plans shall include the following information:
 - a. Plans shall indicate a 12-foot-wide egress-only driveway from the parking area to the southerly property line (the future extension of Panjon Street). The driveway shall be striped and labeled "No Parking" until Panjon Street is extended, at which time markings shall be eliminated.

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- b. The fencing indicated the northerly property line, from the westerly edge of the building to Ruus Road, shall be constructed of wrought iron or decorative tubular metal, with a pedestrian access gate or opening to the adjacent EYC parking area.
- c. Parking facilities shall be adequately and attractively lighted for safety and security as determined by the City Engineer and Planning Director.
- d. Show proposed location for sanitary sewer lateral.
- e. The applicant shall submit a Sign Permit application to the Planning Director for review and approval for a single sign not to exceed 15 square feet in area and located at least 10 feet from the front property line. Illumination shall be natural or external. The base and framing of any freestanding/monument sign shall reflect the architectural design, colors and materials of the buildings.
- f. The applicant shall submit to the City's Utility Service Representative a gallon per minute demand to determine proper meter size. It is recommended that a separate irrigation meter be installed to avoid sanitary sewer charges on water used for landscaping purposes.
- g. A detailed storm drain plan shall be submitted to the City Engineer for review and approval. The plan shall show existing and proposed storm drain layout, length, size, slope and inverts between catch basins. Structural control shall be installed to all inlets in the parking area to intercept and treat stormwater prior to discharging to the storm drain system. Best Management Practices shall be implemented for stormwater pollution prevention. All stormwater runoff shall:
 - (1) Be conveyed into a City of Hayward or County of Alameda Flood Control District Facility.
 - (2) Shall pass through and be treated in a structural control (i.e., sand/oil separator or other approved device) prior to entering the storm drain system.
 - (3) All on-site storm drain inlets shall be labeled "No Dumping - Drains to the Bay" using approved methods.
 - (4) Drains in the trash enclosure, or from any wash or process areas shall not drain to the storm drain.

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6. Before issuance of a building permit, detailed landscaping and irrigation plans shall be prepared by a licensed landscape architect and submitted for review and approval by the City. Landscaping and irrigation plans shall comply with the City's *Water Efficient Landscape Ordinance, Design and Performance Standards* and *Design Guidelines*.
 - a. Street trees shall be provided by the applicant. Five 24-inch box trees are required on Ruus Road and ten 24-inch box trees are required on the future Panjon Street extension. Tree species shall be as approved by the City and shall be planted according to the City Standard Detail SD-122 5 feet behind the sidewalk on Ruus Road and 5 feet behind the property line on Panjon.
 - b. Provide one 15-gallon tree for every six parking stalls. Landscaped areas adjoining drives and/or parking areas shall be separated by a 6-inch-high class "B" Portland Cement concrete curb. Parking rows shall be capped with a landscaped median. Provide landscaping at north end of parking rows adjacent to circular walkway.
 - c. Landscaping and irrigation shall be continued to the back of sidewalk at the corner of Ruus and Panjon.
 - d. All tree wells, planting areas and medians shall be a minimum of 5 feet wide measured inside the curbs.
 - e. Continue the informal shrub mass to the north side of driveway on Ruus Road and across south end of walkway on southern property boundary. The type and spacing of shrubs shall create a continuous 30-inch high hedge within two years.
 - f. Provide additional trees and shrubs adjacent to the building to enhance the architecture and soften the visual impact of the building mass on the surrounding neighborhood.
 - Continue the tree wells or provide planters along the south elevation.
 - Incorporate a taller tree species in the front plaza in keeping with the building scale. Use tree grates or add shrubs or groundcover to each tree well.
 - Provide 15-gallon trees 20 feet apart between the building and fence along the northern elevation and vines every 5 feet along the fence where it is parallel to the building.
 - Provide additional trees and shrubs in the planting areas south and east of the building.

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- Provide landscaping at north end of walkway adjacent to school site. Decrease shrub and groundcover spacing to ensure adequate coverage within two years.
 - Install a redwood header along the south and east property lines to separate landscaped areas from unimproved property adjacent to the site.
- g. Provide details, colors and specifications for site amenities such as, benches, bicycle racks, bollards and light fixtures.
- h. Provide details and colors for decorative paving.
- i. The applicant shall provide site improvements and landscaping at the eastern edge of the site. Improvements shall be coordinated with HARD's proposed park development on the adjacent property.
7. Landscape improvements shall be installed according to the approved plans and to the satisfaction of the City and a Certificate of Substantial Completion, and an Irrigation Schedule shall be submitted prior to the issuance of a Certificate of Occupancy.
8. Landscaping shall be maintained in a healthy, weed-free condition at all times. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30 percent die-back) shall be replaced within ten days of the inspection. Trees that are severely topped or pruned shall be replaced immediately, as determined by the City Landscape Architect.
9. Before occupancy, the applicant shall submit for review and approval by the Solid Waste Manager an on-site recycling plan, which would be implemented during the entire construction phase.
10. The applicant shall provide for adequate on-site storage capacity for recyclables within the building, including storage space for containers to store paper, glass/plastic/metal beverage containers, and other plastics where these materials are generated. This shall be accomplished to the satisfaction of the Solid Waste Manager prior to issuance of an occupancy permit.
11. The applicant shall contact the City's franchised hauler, Waste Management of Alameda County to arrange for deliver of containers with sufficient capacity to store construction materials to be landfilled.

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12. Before occupancy all parking and maneuvering areas shall be paved with Class B Portland Cement Concrete, or a minimum of 3 inch asphaltic concrete over a minimum of 6 inches aggregate base @ 95 percent compaction. This shall be accomplished to the satisfaction of the City Engineer prior to occupancy.
13. Before occupancy, install Reduced Pressure Backflow Prevention Assembly per City of Hayward Standard Detail 202.
14. Add the following notes to future submittals:
 - a. Provide keys/access code/automatic gate opener to utilities for all meters enclosed by a fence/gate as per Hayward Municipal Code 11-2.02.1.
 - b. Only Water Distribution Personnel shall perform operation of valves on the Hayward Water System.
 - c. Water service available subject to standard conditions and fees in effect at time of application.
15. The entire building shall be fire sprinklered per NFPA 13. Plans indicating this shall be submitted to the Fire Department for review and approval prior to issuance of building permits. Sprinklers shall be operational and functioning property prior to issuance of occupancy permits. This shall be to the satisfaction of the Fire Department.
16. The kitchen shall have a Class 1 exhaust hood with a fire protection system. Plans shall be reviewed and approved by the Building and Fire Department prior to issuance of building permits.
17. All provisions of the grant facilitated by the City to purchase the property shall be met, including coordination between the Boy's and Girl's Club, Eden Youth Center, and the City of Hayward.
18. If it comes to the attention of the Planning Director that the use of the Club for special events has an adverse impact on the area due to parking or noise, the use permit shall be brought back before the Planning Commission for consideration of additional conditions to mitigation the impacts identified, including elimination of special events.
19. Violation of these conditions is cause for revocation of permit after public hearing before the duly authorized review body.